



## **SHREWSBURY PLANNING BOARD SHREWSBURY, MASSACHUSETTS**

### **MINUTES**

Regular Meeting: March 6, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Jonathan B. Wright, Vice-Chairman  
Jill R. Myers, Clerk  
Kevin F. Capalbo  
Stephan M. Rodolakis

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

#### **1. Approved Minutes of February 6, 2003 and February 27, 2003**

The Planning Board approved the Minutes of February 6, 2003 as submitted, and approved the Minutes of the Special Planning Board meeting dated February 27, 2003, as submitted subject to verifying John Connery's company name.

#### **2. Signed bills.**

#### **3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Summit Ridge Estates, Definitive Subdivision Plan  
Continued Public Hearing (from February 6, 2003)  
(Decision Deadline: March 18, 2003)**

Mr. Gordon asked Attorney Kiritsy for his approval that Mr. Capalbo sit in on the hearing in the event that when the decision time comes, and they need him for a three member board, so he could "vote by necessity," if needed. Attorney Kiritsy agreed.

Attending the hearing were Attorney George Kiritsy, Cle Blair, Jr. – the developer, and Paul Grazewicz from Graz Engineering.

Attorney Kiritsy said they are proposing the following off-site improvements:

- a) redesign portions of Gulf Street
- b) extended sewer for abutters
- c) with the subdivision across the street – increase size of pump station

Mr. Rodolakis asked the status of FEMA. Attorney Kiritsy said David Parmenter is taking care of this. Attorney Kiritsy said he gets the sense that FEMA is waiting to see what the Board is going to do with how many lots the Board approved. Mr. Rodolakis asked if they would accept a condition reflecting the FEMA issue. Attorney Kiritsy agreed.

Mr. Gordon asked if the hydrant had been removed from the proposed snow storage area, and Attorney Kiritsy said it had and showed the new proposed area.

Mr. Gordon asked if there was a Memorandum of Understanding with Gulfview, and Attorney Kiritsy said here was and he will get a copy of the letter to Engineering.

Mr. Gordon continued the hearing to April 10, 2003, at 7:50 P.M.

**7:20 P.M.            Minna Terrace – Senior Housing, Site Plan Approval/Special Permit  
Continued Public Hearing (from February 6, 2003)  
(Site Plan Approval Deadline: 65 days from close of hearing)  
(Special Permit Deadline: 90 days from close of hearing)**

Mr. Gordon read a faxed letter dated March 6, 2003, from Iqbal Ali, asking for a continuance to the April 10, 2003 meeting. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to April 10, 2003, at 7:35 P.M.

**7:35 P.M.            Wetherburn Heights, Definitive Subdivision Plan  
Continued Public Hearing (from February 6, 2003)  
(Decision Deadline: April 18, 2003)**

Mr. Gordon read a faxed letter dated March 6, 2003, from Abu Construction, asking for a continuance to the April 10, 2003 meeting. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to April 10, 2003, at 7:05 P.M.

**7:50 P.M.            Flagg Road, Preliminary Plan for an Existing Private Undeveloped Road  
Public Hearing  
(Decision Deadline: April 18, 2003)**

Don, Joe Jr., Joe Sr., Milosz – the property owners, Attorney Steven Madaus, and Mark Johnson – the engineer, attended the hearing. Attorney Madaus said they have a thought for a hammerhead to be presented or proposed in the definitive stage. Mr. Gordon suggests they speak to the Highway Superintendent regarding this

After reading the letter from the Board of Health, Mr. Gordon suggested they speak with them

Mr. Gordon also need to resolve the turn-around with Engineering and Highway, and will need to show the proposed location of the fire hydrant.

Mr. Gordon said he would like some idea of the deed rights to the beach for the neighbors before the subdivision goes in, and asked that they look into this for the definitive filing.

Mr. Gordon officially closed the hearing.

**8:05 P.M.            Howe Road, Definitive Plan for an Existing Private Undeveloped Road  
Public Hearing  
(Decision Deadline: May 30, 2003)**

Mr. Gordon read a letter dated March 6, 2003, from J.M. Grenier Associates, asking for a continuance to the April 10, 2003 meeting. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to April 10, 2003, at 7:20 P.M.

**8:20 P.M.            Liberty Assembly of God, Parking Lot Expansion, Site Plan Modification  
Public Hearing  
(Decision Deadline: 65 days from close of hearing)**

Wayne Belec – the engineer from Waterman & Design, and Reverend Will Bard – from the Liberty Assembly of God, attended the hearing. Mr. Gordon read the letter from the Board of Health, and Mr. Belec said this letter has been addressed with them.

Mr. Belec reviewed the site plan. He said the process is also going to require them to go through the Conservation Commission again for an amendment and for extension of time. He said they are proposing to add 42 parking spaces, but since the letter from Engineering, they are requesting 40 spaces.

Mr. Belec said Parking ‘A’ leads to the building, and Parking ‘B’ and ‘C’ are further away. He said he did some revisions on the foot-candles through out the site, and they are proposing some revisions to the landscaping. He said they propose snow storage on the back part of Lot ‘B’, taking up about three spaces. Reverend Bard said basically they need the extra spaces for the transition time in between services, as the one service is letting out, the other is coming in.

Mr. Gordon officially closed the hearing.

**8:25 P.M.            Site Plan for Senior Housing, Old Mill Realty Trust,  
Site Plan Approval/Special Permit Public Hearing  
(Site Plan Approval Deadline: 65 days from close of hearing)  
(Special Permit Deadline: 90 days from close of hearing)**

Attorney Allen representing Old Mill Realty Trust, and David Sadowski – the engineer from Seltec Engineering, attended the hearing. Mr. Sadowski said they received Engineering’s letter with recommendations and issues that need to be addressed, and that they would probably have to ask for a continuance for these issues. Mr. Sadowski said this is about a 5-acre site, with a proposed 23 units, and they meet the senior housing setbacks. He reviewed the waiver requests.

Mr. Sadowski said they are proposing to construct a chain link fence at the end of the cul-de-sac, to be used as an emergency access from Greylock Avenue. He said there are no plans to connect to Greylock Avenue. He said they are also proposing a walking trail. He showed the area proposed for snow storage. Mr. Gordon said the snow storage should be put where there is no fire hydrant or mailboxes.

Mr. Sadowski said the stream is deemed intermittent, and said they are going to back to the Conservation Commission for work within the buffer zone.

Mr. Gordon read the letter from the Police Chief dated January 31, 2003.

The Board expressed concerns that the information as submitted is incomplete and hard to read. Mr. Rodolakis felt, based on the Police Chief's letter that maybe a traffic study should be done.

Mr. Gordon listed a few of his concerns regarding the driveway/roadway length, sidewalks, grassplots, and the island – could 'first responders' get in and out of there? He said he would like the gated area to Greylock Avenue looked at, stating there are other engineering ways to handle this.

Richard Bezdezian, 33 Melvin Avenue, expressed concern for the gated area to Greylock Avenue.

Lee Bettencourt, 1 Greylock Avenue, also expressed concern for the emergency access to Greylock Avenue.

Archie Shadbegian, 120 Old Mill Road, said he is one of the original owners of the property and expressed concerns for increased traffic, and felt that Old Mill Road may need to be widened.

Joy Buck, 11 Greylock Avenue, expressed concern of seniors coming in and out of street onto Old Mill Road.

Sharon Shadbegian, 120 Old Mill Road, said there is a lot of congestion in the area and expressed concern of these buildings and the landscaping of the project.

Richard and Elaine Strzelewicz, 37 Everett Avenue, expressed for the increased run-off that would occur with this project and if the brook would be able to handle it.

Debra Kelly, 126 Old Mill Road, expressed concern of the right-of-way would be taken away, and concern that it looks like on the plan that a pole and hydrant will be in front of her house. Mr. Sadowski said the revised plans will show the right-of-way.

Ms. Buck expressed for the proposed speed bumps, thinking that four wheelers using speed bumps and flying into the senior housing.

Mr. Sadowski and Attorney Allen, stating that because there seems to be a lot of concerns, asked to withdraw the project without prejudice.

The Planning Board voted to approve and allow the withdraw without prejudice the project for senior housing off Old Mill Road.

**4. New Business**

**a. Bond Reduction for Southwoods**

The Planning Board voted to approve and signed the bond reduction for Southwoods, subject to, based on the recommendation of Engineering, to hold in Engineering until repairs are made and until the start up of the pump station, to the satisfaction of the Engineering Department.

**b. Discuss/Approve Bond Amount for Park Grove Farm**

Mr. Gordon said that Park Grove Farm has withdrawn their request for a bond amount.

**c. Proposed Connector Road**

Mr. Perreault explained the proposed connector road for Cherry Street. He said the Town has received the PWED Grant and Force Account Grant, and the Town will be responsible for the laying out, bidding, and construction of the road.

Mr. Perreault said the Town first had to lay the road out as a public way. He said the Board of Selectmen would then vote Cherry Street as a public way.

Mr. Perreault said he is looking for the Planning Board to vote a recommendation to the Board of Selectmen to accept approval of the lay out of the street.

Mr. Rodolakis abstained from the vote, due to possible conflict of interest. The Planning Board voted, 4 to 0, with Mr. Rodolakis abstaining, to recommend approval to the Board of Selectmen for the laying of Cherry Street between Route 20 and Centech Park.

**d. Route 20 Traffic Study**

The Board noted receipt of a copy of the scope of work for the Route 20 Traffic Study that is being conducted by the Central Massachusetts Regional Planning Commission. Mr. Perreault said that the CMRPC anticipates that the study will be completed by the Fall of 2003, with the findings of the study to be publicly presented at a meeting of the Board of Selectmen

**5. Old Business**

**a. Boston Hill Access Driveway**

Charles Sanderson, representing Boston Hill Realty, attended. Mr. Gordon said that there is concern that there are issues to be resolved, and the Modification to the Decision expires on June 30, 2003.

**5. Old Business (cont'd)**

**a. Boston Hill Access Driveway (cont'd)**

Mr. Sanderson said they have hired a survey company . He said they will be taking over completely. Mr. Gordon asked that a letter be faxed to Engineering, during the day on Friday (3/7/2003), which introduces themselves, expresses their commitment and gives the status. Mr. Sanderson said that was fine.

Mr. Gordon said that on the Thursday before each Planning Board meeting, either a progress report should be submitted to Engineering, or that someone should be at the Planning Board meeting with a progress report.

Mr. Perreault asked the schedule for getting the traffic light up, and they did not know at this time. Mr. Sanderson said the survey company should have a schedule soon for Engineering.

Mr. Gordon said that during the business day tomorrow, Friday, March 7<sup>th</sup>, a letter should be sent from each of the engineering firms should be faxed to Engineering to give their status. Mr. Sanderson agreed.

**b. Bond Reduction, Holman Heights**

The Board voted approval of the bond reduction for Holman Heights.

**c. Vote Recommendation for Proposed Zoning Amendments, March Special Town Meeting**

Article 1 - The Board unanimously voted to recommend approval of this article to the Board of Selectmen.

Article 2 - The Board unanimously voted to recommend approval of this article to the Board of Selectmen.

Article 3 - The Board unanimously voted to recommend approval of this article to the Board of Selectmen.

Article 4 - Mr. Gordon read into the record letters from 420 Boston Turnpike, LLC dated March 6, 2003, expressing they were in support of the change; from Wayne Spiegel of Park Nine West, dated March 4, 2003, requesting to be excluded from the change; and from Douglas Smith of D & S Realty Trust, dated March 4, 2003, regarding Park Nine West and requesting to be excluded from the change. Mr. Gordon explained that when looking at the Master Plan with Mr. Denoncourt and Mr. Perreault, they felt that some parcels should remain Limited Industrial. He said there are seven parcels, which will remain Limited Industrial.

- Article 4 - (cont'd) The Board unanimously voted to recommend approval of this article with the exception of the seven parcels, which have asked to remain Limited Industrial.
- Article 5 - The Board unanimously voted to recommend approval of this article to the Board of Selectmen.
- Article 6 - The Board unanimously voted to recommend approval of this article to the Board of Selectmen.

**6. Correspondence**

The meeting adjourned at 10:00 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*